

DEVELOPMENT ANALYSIS		1135 MERRIANG RD	1145-1165 MERRIANG RD
Site Area	7,418 ha	2,495 ha	4,923 ha
PAO - Outer Metropolitan Ring Road	1,200 ha	0.000 ha	1,200 ha
Road Widening - Intersection	0,150 ha	0,076 ha	0,074 ha
Green Wedge	0,299 ha	0,000 ha	0,299 ha
Local Passive Park	0,756 ha	0,756 ha	0,000 ha
Net Developable Area (NDA)	5,013 ha	1,663 ha	3,350 ha
Local Roads	1,721 ha	0,639 ha	1,082 ha
Tree Reserve (Non-Credited OS)	0,034 ha	0,000 ha	0,034 ha
Net Residential Area (NRA)	3,258 ha	1,024 ha	2,234 ha
Medium Density Residential	0,239 ha	0,000 ha	0,239 ha
Conventional Density Residential	3,019 ha	1,024 ha	1,995 ha
Development Yield Estimate			
Medium Density Yield	12 Dw	0 Dw	12 Dw
Conventional Density Residential	87 Dw	32 Dw	55 Dw
Estimated Yield	99 Dw	32 Dw	67 Dw
Average Lot Area	329 m²	320 m²	333 m²
Dwelling Density (NRA/Ha)	19.75 Dw/ha	19.24 Dw/ha	20.00 Dw/ha
YIELD BREAKDOWN BY AREA			
Medium Density (Rear Loaded)	12	0	12
Less than 300m ²	14	15	14
300m ² -400m ²	32	12	31
400m ² -500m ²	6	5	6
500m ² +	4	0	4
TOTAL	68	32	67

